

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: David Abramson, Deputy Planning and Zoning Manager

SUBJECT: Resolution

AFFECTED DISTRICT: 2

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: DELEGATION REQUEST - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS "COUNTRY ADDRESS II," AND PROVIDING AN EFFECTIVE DATE. (DG 1-3-10, 5890 South Pine Island Road (CF))

REPORT IN BRIEF: The applicant (Manuel Synalovski Associates, LLC) requests approval to amend the recorded restrictive note on the plat known as "Country Address II." The purpose of this amendment is to allow the addition of middle school (6-8) and high school (9-12) uses within existing JCC Campus buildings. Currently, the JCC Campus has an elementary school (K-5) only. Staff finds the proposed amendment consistent with the existing use of the subject site. The Town Engineer reviewed traffic impacts with this request and has no objection.

PREVIOUS ACTIONS: n/a

CONCURRENCES: n/a

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Resolution; Justification Letter; Plat; Note Amendment; Traffic Study Review; Land Use Map; and Zoning Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA,
APPROVING A DELEGATION REQUEST TO CHANGE THE
RESTRICTIVE NOTE ON THE PLAT KNOWN AS "COUNTRY
ADDRESS II," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat known as the "Country Address II" was recorded in the
public records of Broward County in Plat Book 107, Pages 45, Broward County Records;
and

WHEREAS, the owner desires to amend the restrictive note associated with said
plat; and,

WHEREAS, Broward County requires that the Town of Davie concur with this
amendment prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN
OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the
proposed amendment to the "Country Address II" (Plat Book 107, Pages 45, Broward
County Records) being specifically described in the exhibits attached thereto.

SECTION 2. Any improvements required to satisfy Transit Oriented Concurrency
should be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and
adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2010.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2010.



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

- ☐ **Fort Lauderdale Office** - 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
Phone: 954.921.7781 • Fax: 954.921.8807
- ☐ **Palm Beach Office** - 560 Village Blvd, Suite 340, West Palm Beach, Florida 33409
Phone: 561.684.6161 • Fax: 561.684.6360

Memorandum

DATE: March 29, 2010
TO: Lise Bazinet - Town of Davie
FROM: James E. Spinks III, PE, PTOE
SUBJECT: Traffic Study Review - Revised 3/29/10
PROJECT: JCC Davie Campus
CC: Le Nguyen - Town of Davie, Jeff Maxwell - CGA

Background Information

The applicant is proposing to modify the Jewish Community Center site plan with conversions of the existing Children and Family Services building (23,284 square feet) from a Community Center land use to a Private School land use. In addition, the applicant also proposes the conversion of the 2nd floor of the Federal Building (13, 745 square feet) from a General Office land use to Private School land use. The applicant has also stated that there will be a student population increase from the existing 214 students to 474 students, representing a total net increase of 260 students. The project is located 5890 Pine Island Road in Davie, Florida.

Traffic Study Review Comments:

1. The applicant has demonstrated that this project will not have a significant impact on the local surrounding roadways during the AM and PM peak hours, based upon the trip distribution provided by DPHDS. Table 1 below show that by applying a conservative growth rate of 2% to the 2008 peak hour volumes, there is still sufficient roadway capacity on the local roads in 2010 during the AM peak hour.

Table 1

Roadway	Segment	AM Peak Hour Site Traffic	2008 Peak Hour Traffic (without project)	2010 Peak Hour Traffic (without project)*	2010 Peak Hour Traffic (with project)	2010 Roadway Capacity	2010 LOS	2030 Daily Traffic	2030 Roadway Capacity	2030 LOS
Pine Island	N. of Stirling Road	79	1,740	1,810	1,889	2,950	D or better	46,812	31,100	F
Pine Island	S. of Stirling Road	29	1,740	1,810	1,839	2,950	D or better	28,452	31,100	D
Stirling Road	W. of Pine Island	29	2,710	2,819	2,848	3,110	D or better	25,650	32,700	C
Stirling Road	E. of Pine Island	7	2,890	3,007	3,014	3,110	D or better	33,985	32,700	F

* Utilized conservative growth rate of 2%

Conclusion

Approval of this traffic study is recommended, based upon the information provided by the applicant for the traffic study.

Country Address II Plat

Current Note:

The development of that portion of Country Address II as legally described on Exhibit "A" attached hereto is limited to a Special Residential Facility as defined in the Broward County Land Use Plan containing eighty two (82) sleeping rooms (41 dwelling-unit equivalents) for housing for the elderly and handicapped under Section 202 Direct Loan Program of the U.S. Department of Housing and Urban Development and such housing limited to residence by persons with a total income of eighty percent (80%) or less of the median income of Broward County.

And the balance of the property is further amended to limit that certain portion of "Country Address II" as legally described on Exhibit "B" attached hereto as follows: The development of that certain portion of Country Address II as legally described on Exhibit "B" attached hereto is restricted to Community Facilities Center. Uses to include a summer camp, athletic field, child care and day care centers, adult and senior citizen service facilities, counseling facilities, and administrative offices for the center.

Proposed Note:

That portion of the plat as described in the attached Exhibit "A" is restricted to a Special Residential Facility as defined in the Broward County Land Use Plan containing eighty two (82) sleeping rooms (41 dwelling-unit equivalents) for housing for the elderly and handicapped under Section 202 Direct Loan Program of the U.S. Department of Housing and Urban Development and such housing limited to residence by persons with a total income of eighty percent (80%) or less of the median income of Broward County.

The balance of the property, as described in the attached Exhibit "B" is restricted to 175,611⁽¹⁾ square feet of community facility uses 160,439⁽²⁾ square feet existing and 15,172⁽³⁾ square feet proposed which includes a summer camp, athletic fields, a fitness building, adult and senior citizen service facilities, counseling facilities, and administrative offices for the center; 8,408⁽⁴⁾ square feet of existing preschool/daycare uses; and 37,029⁽⁵⁾ square feet of private school.

1. Gross square feet of existing community facility uses and future square footage for 22 vested trips.
2. Existing gross square feet of community facility buildings.
3. Future gross square feet of community facility use associated with 22 vested trips.
4. Existing gross square feet of preschool/daycare use.
5. Gross square feet of 2nd floor of Jewish Federation Building that will be converted from community facility use to private school use. The difference between the two uses vests 22 trips.

SEE DEB 1686 PG 001 FOR AMENDMENT

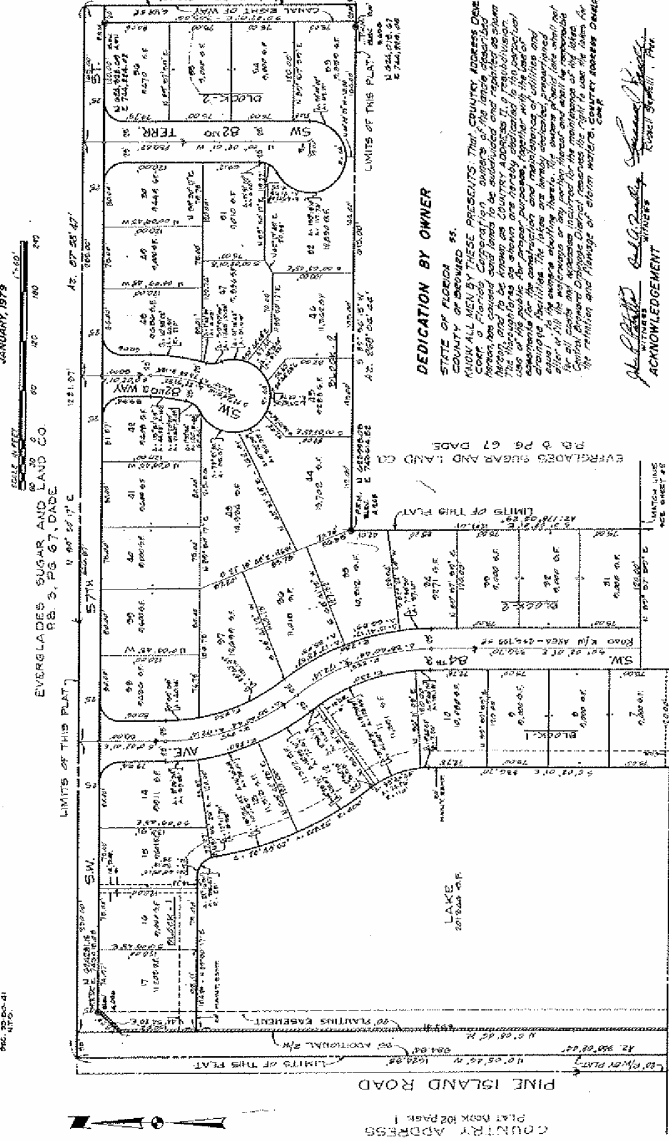
PLAT BOOK 100 PAGE 55
SHEET NO. 1 OF 2 SHEETS

COUNTRY ADDRESS II

A RESUBDIVISION IN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

PREPARED BY: **ANDRE AND PARRAL, INC.**
DAVIE, FLORIDA
JANUARY, 1979

SECTION	TOWNSHIP	RANGE	AREA
33	50	41	360.00 AC.
34	50	41	360.00 AC.
35	50	41	360.00 AC.
36	50	41	360.00 AC.
37	50	41	360.00 AC.
38	50	41	360.00 AC.
39	50	41	360.00 AC.
40	50	41	360.00 AC.
41	50	41	360.00 AC.
42	50	41	360.00 AC.
43	50	41	360.00 AC.
44	50	41	360.00 AC.
45	50	41	360.00 AC.
46	50	41	360.00 AC.
47	50	41	360.00 AC.
48	50	41	360.00 AC.
49	50	41	360.00 AC.
50	50	41	360.00 AC.



LEGAL DESCRIPTION

Tracts, 69 A, 59 and 61 of the subdivision of Section 33, Township 50 South, Range 41 East, according to the plat recorded in Plat Book 100, Page 55, of the Public Records of Dade County, Florida.

Said Lands, all of which, being and being in the Town of Davie, Florida, are being subdivided into 12 lots, more or less, as shown in this plat.

SCHOOL IMPACT FEE ORDINANCE 79-1

TO THE PARTS OF AN AMENDMENT TO THE ORDINANCE, AS AMENDED, SECURED BY A DEED IN THE AMOUNT OF \$100,000.00, TO BE PAID TO THE BROWARD COUNTY OFFICE OF PLANNING AND DEVELOPMENT, DATED 03-22-1980.

SURVEYOR'S NOTES

1. A new line of survey was run and the corners of the lots were re-established.
2. All bearings are true bearings.
3. All distances are in feet and inches.
4. The corners of the lots are marked with iron pins.
5. The corners of the lots are marked with iron pins.
6. The corners of the lots are marked with iron pins.
7. The corners of the lots are marked with iron pins.
8. The corners of the lots are marked with iron pins.
9. The corners of the lots are marked with iron pins.
10. The corners of the lots are marked with iron pins.

DEDICATION BY OWNER

STATE OF FLORIDA
COUNTY OF BROWARD
I, the undersigned, being the owner of the above described land, do hereby dedicate the same to the public for the use of a road, to be known as the COUNTRY ADDRESS II ROAD, and to be located as shown on the plat recorded in Plat Book 100, Page 55, of the Public Records of Dade County, Florida.

My commission expires: September 15, 1981

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
I, the undersigned, being the owner of the above described land, do hereby acknowledge the dedication of the same to the public for the use of a road, to be known as the COUNTRY ADDRESS II ROAD, and to be located as shown on the plat recorded in Plat Book 100, Page 55, of the Public Records of Dade County, Florida.

My commission expires: September 15, 1981

BROWARD COUNTY PLANNING COUNCIL

This is to certify that the Broward County Planning Council, created by Chapter 10, Section 10.01, of the Broward County Code, has reviewed the plat of the subdivision of Section 33, Township 50 South, Range 41 East, Town of Davie, Broward County, Florida, and has approved the same.

By: John C. Sussman, Jr., Chairman
Date: January 15, 1979

CENTRAL BROWARD DRAINAGE DISTRICT

This plat is hereby approved and accepted by the Central Broward Drainage District, created by Chapter 10, Section 10.01, of the Broward County Code, and has approved the same.

By: John C. Sussman, Jr., Chairman
Date: January 15, 1979

TOWN OF DAVIE

This plat is hereby approved and accepted by the Town of Davie, created by Chapter 10, Section 10.01, of the Broward County Code, and has approved the same.

By: John C. Sussman, Jr., Chairman
Date: January 15, 1979

TOWN PLANNING AND ZONING BOARD

This plat is hereby approved and accepted by the Town Planning and Zoning Board, created by Chapter 10, Section 10.01, of the Broward County Code, and has approved the same.

By: John C. Sussman, Jr., Chairman
Date: January 15, 1979

TOWN COUNCIL

This plat is hereby approved and accepted by the Town Council, created by Chapter 10, Section 10.01, of the Broward County Code, and has approved the same.

By: John C. Sussman, Jr., Chairman
Date: January 15, 1979

BROWARD COUNTY ENGINEERING DIVISION

This plat is hereby approved and accepted by the Broward County Engineering Division, created by Chapter 10, Section 10.01, of the Broward County Code, and has approved the same.

By: John C. Sussman, Jr., Chairman
Date: January 15, 1979

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT

This plat is hereby approved and accepted by the Broward County Central Services Department, created by Chapter 10, Section 10.01, of the Broward County Code, and has approved the same.

By: John C. Sussman, Jr., Chairman
Date: January 15, 1979

BROWARD COUNTY FINANCE DEPARTMENT

This plat is hereby approved and accepted by the Broward County Finance Department, created by Chapter 10, Section 10.01, of the Broward County Code, and has approved the same.

By: John C. Sussman, Jr., Chairman
Date: January 15, 1979

RECORDING DIVISION

This plat is hereby approved and accepted by the Broward County Recording Division, created by Chapter 10, Section 10.01, of the Broward County Code, and has approved the same.

By: John C. Sussman, Jr., Chairman
Date: January 15, 1979

SURVEYOR'S CERTIFICATE

I, the undersigned, being the owner of the above described land, do hereby certify that the same is being subdivided into 12 lots, more or less, as shown on the plat recorded in Plat Book 100, Page 55, of the Public Records of Dade County, Florida.

My commission expires: September 15, 1981

COUNTRY ADDRESS II

A RESUBDIVISION IN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

PREPARED BY: BROOME AND ELMAN, INC.
CONSULTING ENGINEERS
DAVIE, FLORIDA

SURVEYOR'S NOTES

1. - 8 P.M. indicates Permanent Reference Monument.
2. - All bearings are assumed.
3. - All distances are assumed.
4. - All corner radii are to centerline unless otherwise shown.
5. - All distances are to the centerline unless otherwise shown.
6. - All distances are to the centerline unless otherwise shown.
7. - 6. indicates extension of Right of Way.
8. - 6. indicates extension of Right of Way.
9. - 6. indicates extension of Right of Way.
10. - 6. indicates extension of Right of Way.
11. - 6. indicates extension of Right of Way.
12. - 6. indicates extension of Right of Way.
13. - 6. indicates extension of Right of Way.
14. - 6. indicates extension of Right of Way.
15. - 6. indicates extension of Right of Way.
16. - 6. indicates extension of Right of Way.
17. - 6. indicates extension of Right of Way.
18. - 6. indicates extension of Right of Way.
19. - 6. indicates extension of Right of Way.
20. - 6. indicates extension of Right of Way.
21. - 6. indicates extension of Right of Way.
22. - 6. indicates extension of Right of Way.
23. - 6. indicates extension of Right of Way.
24. - 6. indicates extension of Right of Way.
25. - 6. indicates extension of Right of Way.
26. - 6. indicates extension of Right of Way.
27. - 6. indicates extension of Right of Way.
28. - 6. indicates extension of Right of Way.
29. - 6. indicates extension of Right of Way.
30. - 6. indicates extension of Right of Way.
31. - 6. indicates extension of Right of Way.
32. - 6. indicates extension of Right of Way.
33. - 6. indicates extension of Right of Way.
34. - 6. indicates extension of Right of Way.
35. - 6. indicates extension of Right of Way.
36. - 6. indicates extension of Right of Way.
37. - 6. indicates extension of Right of Way.
38. - 6. indicates extension of Right of Way.
39. - 6. indicates extension of Right of Way.
40. - 6. indicates extension of Right of Way.
41. - 6. indicates extension of Right of Way.
42. - 6. indicates extension of Right of Way.
43. - 6. indicates extension of Right of Way.
44. - 6. indicates extension of Right of Way.
45. - 6. indicates extension of Right of Way.
46. - 6. indicates extension of Right of Way.
47. - 6. indicates extension of Right of Way.
48. - 6. indicates extension of Right of Way.
49. - 6. indicates extension of Right of Way.
50. - 6. indicates extension of Right of Way.
51. - 6. indicates extension of Right of Way.
52. - 6. indicates extension of Right of Way.
53. - 6. indicates extension of Right of Way.
54. - 6. indicates extension of Right of Way.
55. - 6. indicates extension of Right of Way.
56. - 6. indicates extension of Right of Way.
57. - 6. indicates extension of Right of Way.
58. - 6. indicates extension of Right of Way.
59. - 6. indicates extension of Right of Way.
60. - 6. indicates extension of Right of Way.
61. - 6. indicates extension of Right of Way.
62. - 6. indicates extension of Right of Way.
63. - 6. indicates extension of Right of Way.
64. - 6. indicates extension of Right of Way.
65. - 6. indicates extension of Right of Way.
66. - 6. indicates extension of Right of Way.
67. - 6. indicates extension of Right of Way.
68. - 6. indicates extension of Right of Way.
69. - 6. indicates extension of Right of Way.
70. - 6. indicates extension of Right of Way.
71. - 6. indicates extension of Right of Way.
72. - 6. indicates extension of Right of Way.
73. - 6. indicates extension of Right of Way.
74. - 6. indicates extension of Right of Way.
75. - 6. indicates extension of Right of Way.
76. - 6. indicates extension of Right of Way.
77. - 6. indicates extension of Right of Way.
78. - 6. indicates extension of Right of Way.
79. - 6. indicates extension of Right of Way.
80. - 6. indicates extension of Right of Way.
81. - 6. indicates extension of Right of Way.
82. - 6. indicates extension of Right of Way.
83. - 6. indicates extension of Right of Way.
84. - 6. indicates extension of Right of Way.
85. - 6. indicates extension of Right of Way.
86. - 6. indicates extension of Right of Way.
87. - 6. indicates extension of Right of Way.
88. - 6. indicates extension of Right of Way.
89. - 6. indicates extension of Right of Way.
90. - 6. indicates extension of Right of Way.
91. - 6. indicates extension of Right of Way.
92. - 6. indicates extension of Right of Way.
93. - 6. indicates extension of Right of Way.
94. - 6. indicates extension of Right of Way.
95. - 6. indicates extension of Right of Way.
96. - 6. indicates extension of Right of Way.
97. - 6. indicates extension of Right of Way.
98. - 6. indicates extension of Right of Way.
99. - 6. indicates extension of Right of Way.
100. - 6. indicates extension of Right of Way.

LAND USE SUMMARY

LOT AREA - 15,700 ACRES
ROAD R/W AREA - 8,800 ACRES
LAKE AREA - 4,400 ACRES
CANAL R/W AREA - 0.600 ACRES
TOTAL - 29,500 ACRES

DEDICATION BY MORTGAGEE

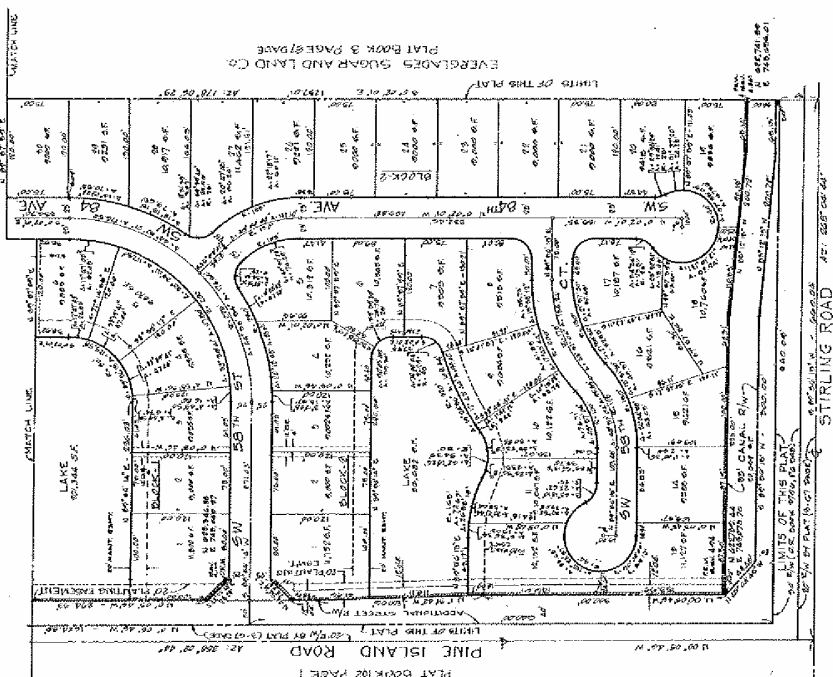
STATE OF FLORIDA
COUNTY OF BROWARD
KNOW ALL MEN BY THESE PRESENTS, THAT ELLIOT GARDENS, INC., a corporation organized under the laws of the State of Florida, for and on behalf of the State of Florida, do hereby certify that the within and foregoing plat of land is dedicated to the public use of the State of Florida, and is subject to the dedication of same.

Witness my hand and seal this 11th day of May, 1970.
ELLIOT GARDENS, INC.
By: Elliot Gardens, Inc.
Witness: Elliot Gardens, Inc.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
I, Elliot Gardens, Inc., hereby certify that on this day I have acknowledged the within and foregoing plat of land to the public use of the State of Florida, and is subject to the dedication of same.

Witness my signature and official seal this 11th day of May, 1970.
My commission expires: May 11, 1971
Notary Public, State of Florida



COUNTRY ADDRESS II
PLAT BOOK 100, PAGE 45

EVERGLADES SUGAR AND LAND CO.
PLAT BOOK 3, PAGE 67



MANUEL SYNALOVSKI ASSOCIATES, LLC

January 27th, 2010

Ms. Lise Bazinet, Assoc. AIA, Planner
Planning & Zoning Division
Town of Davie
6591 Orange Drive
Davie, FL 33314

Re: Justification/Intent Letter
Delegation/Plat Amendment (DG) Application (Country Address II, PB 107, Pg. 45)
Site Plan Modification (SPM) Application (SP 7-2-01)
DPHDS @ JCC Campus
5890 S. Pine Island Road

Dear Ms. Bazinet,

The reason for our proposed Plat Amendment and Site Plan Modification is to allow the addition of middle school (6-8) and high school (9-12) uses at the existing JCC Campus.

Currently, the JCC Campus houses the DPHDS elementary school (K-5) program only. In addition, the JCC Campus houses their pre-school program and other community programs.

Moving forward, it is the desire of the DPHDS to add their middle school (6-8) and high school (9-12) programs at the JCC Campus. These existing programs will be relocated from Plantation.

Expanding the school programs for grades K-12 will allow the DPHDS to better use the existing facilities at the JCC Campus and better compete with other K-12 educational providers by eliminating redundant expenses and focusing on an extraordinary K-12 educational program based at the JCC Campus in the Town of Davie.

All of the above will occur without any new building construction or modifications to the existing site. Existing facilities will be remodeled, as required, for the new uses proposed promoting the greatest and best utilization of the existing JCC Campus. Further, the proposed use amendment will maintain a net "0" change in vested "TRIPS".

In advance, we thank you for your assistance and direction with our project. Do not hesitate to contact me should you have any questions regarding the above.

Respectfully,

Manuel Synalovski, AIA, LEED AP

